

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)**Letter No. L1/1183/2020****Dated: 29.07.2020**

To

M/s.VGN Homes Pvt. Ltd.,  
Represented by its Director  
Thiru B.R.Nandakumar  
No.333, Poonamallee High Road,  
Amaidakarai,  
Chennai - 600 029.

**Sir,**

Sub: CMDA - Area Plans Unit - Layout Division – Proposed laying out of Public Purpose Plot Nos.I, II & III, Plot No.133 and a part of future plotting portion all lying in the approved layout No.PPD/LO No.16/2018 (VGN Spring Field Phase-II) into 24 Nos. of residential plots comprised in part of T.S.No.7/5 (old S.No.48/1, 5A & 5B), T.S.No.7/16 (old S.No.45/2 part) and T.S.No.8/1 (old S.Nos.35/3 & 43/2), Ward-G, Block No.21 of Viliinjambakkam Village, Avadi Taluk, Thiruvallur District, Avadi Municipal limit- Remittance of Development Charge and other charges – Advice sent - Reg.

- Ref:
1. Planning Permission Application for Layout of house sites received in CMDA vide APU No.L1/2020/000015 dated 23.01.2020.
  2. Layout of house sites approved vide PPD/LO.No.16/2018 in letter No. L1/6916/2016 -1 dated 28.02.2018.
  3. Applicant letter dated 22.05.2020.

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The proposal received in the reference 1<sup>st</sup> cited for Proposed laying out of Public Purpose Plot Nos.I, II & III, Plot No.133 and a part of future plotting portion all lying in the approved layout No.PPD/LO No.16/2018 (VGN Spring Field Phase-II) into 24 Nos. of residential plots comprised in part of T.S.No.7/5 (old S.No.48/1, 5A & 5B), T.S.No.7/16 (old S.No.45/2 part) and T.S.No.8/1 (old S.Nos.35/3 & 43/2), Ward-G, Block No.21 of Viliinjambakkam Village, Avadi Taluk, Thiruvallur District, Avadi Municipal limit was examined and layout plan has been prepared to satisfy the Development Regulation requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charge by a Demand Draft of a Nationalized Bank in Chennai City drawn in favour of **Member Secretary, CMDA, Chennai-8**, at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate copy of the receipt to the Layout Division in CMDA or you may also remit the following charges through online gateway payment in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 and inform the same to this office.

i)	Development charges for land under Sec.59 of T&CP Act 1971	Does not arise
ii)	Layout preparation charges	Rs.10,000/- (Rupees Ten Thousand only)

iii)	Balance Scrutiny Fee	Nil
iv)	Regularization charges for land	Does not arise
v)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over)	Does not arise

2. You are also requested to remit an amount of **Rs.500/-** (Rupees Five Hundred only) **in cash towards contribution to Flag Day Fund.**

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

5. You, are requested to furnish an Affidavit in Rs.20/- stamp paper duly notarized stating that the PP Plot Nos.I, II & III, Plot No.133 and part of future plotting have not been sold out so far.

6. On compliance / fulfillment of the above payment, the skeleton plan showing the Public Purpose-1 site (0.5% area) to be handed over to the Local Body will be sent to the Commissioner, Avadi Greater Municipality and the Public Purpose-2 site (0.5% area) to be handed over to the TANGEDCO will be sent to the Superintendent Engineer, Chennai Electricity Distribution Circle Distribution Circle (West), TANGEDCO, Thirumangalam, Anna Nagar, Chennai-40 or to the Local Body i.e. Commissioner, Avadi Greater Municipality as per your choice.

Yours faithfully,

o/c <sup>Ho</sup> 29/7/20.  
for Chief Planner, Layout 3/2  
29/07/2020  
29/07/2020.

**Copy to:-**

- 1. The Commissioner,**  
Avadi Municipal Corporation,  
Avadi, Chennai – 600 054.
- 2. The Senior Accounts Officer**  
Accounts (Main) Division,  
CMDA, Chennai – 600 008.